

ASKS CITY TO TAKE PIERS TO GET FOOD

Delaney Proposes Open Market at North Moore and Beach Streets.

FEARS POTATO CRISIS

"We'll Show the Fakers Up!" Cries Hyland, Denouncing Embargo Plan.

Despite the fact that the potato embargo against New York was withdrawn by the Pennsylvania Railroad through the protests of the Port Authority last week, the Hyland Board of Estimate held its scheduled hearing of protest yesterday and aired its views about the "interests" and the Port Authority.

Incidentally Dock Commissioner Delaney announced a plan to condemn Piers 25 and 26 in the Hudson River to provide an open market where fresh foodstuffs of all kinds could be landed. Piers 25 and 26 are at North Moore and Beach streets. Action on this plan may be taken by the Board of Estimate on Friday.

Record of the Port Authority show they first took action to prevent the potato embargo as long ago as May 17. It was not until June 2 that the Hyland administration raised its voice.

"Despite the newspaper stories the Port Authority hasn't done anything I am sure," declared Commissioner Delaney. "If you expect any credit you'd better let me have a publicity agent. The Dock Department and the Department of Markets have accomplished what has been expected."

The Commissioner said a crisis came about this time every year and he thought the only way it could be avoided in the future would be to get the piers as suggested by him. It would cost several hundred dollars to properly fit them for the business.

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"It may interest this Board to know that a New York embargo on tomatoes was declared this morning," cried the Mayor. "I suppose they call it another victory for the Pennsylvania Railroad and the trucking interests. I suppose the authorities in Washington would let them get away with it because down there they don't know we have a municipal government here. They have read so much about the Port Authority bunk that they are under the impression the entire government is under control of that clique."

The Pennsylvania Railroad denied that there was any embargo on tomatoes.

HYLAND DECRIES 'WASTE' IN POWER PLANT COSTS

Attacks I. R. T. and B. R. T. in Hearing on O'Brien Charges.

In order to establish the charges of Corporation Counsel O'Brien that the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company each wastes \$1,500,000 in the production of power, the Board of Estimate held a public hearing yesterday. The Mayor voiced his sentiments about the traction companies.

Dr. Walter H. Polak, an expert on power plant management retained by the city, presented a mass of figures to demonstrate what he said was incessantly slack management by both companies.

"As I understand it," remarked the Mayor, "this waste of a million and a half on the Interborough and of a million and a half on the B. R. T., under the dual contracts and this unholy wedlock that the city entered into a few years ago under McAneny, all of that waste of money is charged to the city and must be made good before the city gets a cent of profit."

The Corporation Counsel assented. "Just think of it," continued the Mayor, "this waste of money in the contract where coal is bought without price letting and is charged up so that eventually the city must pay. It is a crying shame and the city is fleeced every hour under these contracts."

Then the Corporation Counsel said he had never heard that the Transit Commission had attempted to make an inquiry.

"There never will be an investigation," said the Mayor, "until we get a Governor at Albany who will appoint a Public Service Commission that will go in and regulate the companies rather than regulate the people."

TRANSIT MAN 40 YEARS WITHOUT AN ACCIDENT

First on 'L' Engine and Later Train Motorman.

An anniversary usually means a holiday, but not to Frank F. Peets of 124 East Fifty-ninth street, for whom Sunday marked his fortieth year in the city's transit service. He began June 10, 1882, as a fireman on the steam engines then in use on the elevated, and when the line was electrified two years ago, he became a motorman. In all that time he has had no accidents or wrecks.

Early to bed and early to rise is Motorman Peets's favorite quotation. Seven is his usual bedtime, and he gets up every morning at five. To save his wife trouble he cooks his own breakfast, always coffee, eggs and toast, and goes off to make his five trips a day on the Webster avenue shuttle line. He has not been to the theater in nine years, and has seen a movie.

But he is an ardent radio enthusiast and likes jazz.

CONNECTICUT BOARD CUTS TROLLEY WAGES

Arbitration Results in 5.45 Per Cent. Reduction.

NEW HAVEN, June 12.—A wage reduction of 5.45 per cent. for the motormen and conductors employed by the Connecticut Company on all its lines in the State was announced to-night by the arbitration board which has had the subject under consideration. The maximum rate is ordered cut from 55 to 52 cents an hour. The intermediate rate is fixed at 48 cents and the minimum at 45 cents. The scale for operators of one man cars is set at seven cents an hour above the regular rates.

The award is signed by Justice John K. Beach of the State Supreme Court and Joseph F. Berry of Hartford, representing the company on the arbitration board. James H. Vahay of Boston, representing the trolley men, did not sign the award. He gave out a dissenting opinion in which he said he did not believe the basis used by the arbitrators in reaching their decision was correct.

News of the Real Estate World

C. M. BELLAK BUYS HOTEL ON 60TH ST.

Takes Over 12 Story Structure Near Metropolitan Club; Other Deals.

The twelve story apartment hotel at 14 East Sixtieth street, containing 320 rooms, has been purchased by C. Morton Bellak, president of the Bellak System of Hotels, which operates the Colonial, Nobleton, Ashton and Rutledge hotels. The Alpha Realty Company, F. B. Keach, president, was the seller. Price \$1,100,000. The property is on the south side of Sixtieth street, about 200 feet east of Fifth avenue, and covers a plot 112x100.5 and is diagonally opposite the Metropolitan Club. It is understood that Eager & Babcock, the present owners, will be the new owners as managers. O'Brien, Boardman, Parker & Fox represented the sellers and Lind, Pfeiffer & Crammes represented the buyer.

Opera Director Buys Tenement.

Fortunato Gallo, director of the San Carlo Opera, with his cousin, A. Gallo, with H. R. Travis, purchased a personal investment the six story tenement with store, on plot 49x100.11, at 411 to 415 East 118th street, between First and Second avenues. Through their attorneys, Siegel & Co., they have formed the Verdi Realty Company for the purpose of acquiring title to the property, which was disposed of by Louis Hershowitz.

Deals Revealed in Transfers.

The newly formed Reis Holding Corporation, Samuel L. Reis, president, purchased from the Notable Realty Company 123 to 129 East 113th street, a six story tenement, 33x100.11, held at \$80,000. S. I. Goldberg, attorney, represents the new company.

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QUEENSBOROUGH REPORTS.

Shampam & Shampam, architects, have filed plans for an apartment house to be erected on the northeast corner of Willett avenue and Sutphin road, Jamaica, L. I., for Louis Derfner.

Lewis H. May Company has leased the following contracts: At Far Rockaway, L. I., for M. Shapiro on McKinley avenue, to Isaac Weingart; for Henry C. Gunther on Cornell street, to Patrick Corrigan; for Elizabeth Cassidy on Sea Girt avenue, to Morris Kullman; for Isadore Smullyn, corner Grove and Brookhaven avenues, to Anns Kornblum. At Edgemere, L. I., for Philip Liberman on Beach Thirty-fourth street, to T. E. Krakower; for Lippe Scheel, house on Harriman avenue, to Charles Mael; for Victor & Kest on Marvin street, to Jacob Sobel; for Lorraine Realty and Construction Company on Rochester avenue, to A. Bulbin; for H. F. Flecker on Beach Twenty-fourth street, to Herman Nelson.

J. Albert Johnson sold for Edward Middleton the dwelling at 87 Murray lane, Flushing, L. I., which has been occupied for several years, to Jacob Rose of Weehawken, N. J. The house stands on a plot 50x112.

NEWARK PACKING PLANT SOLD.

The old Maybaum Packing Plant, a Newark landmark, adjoining the Yeshiva cemetery on the west and the Catholic Cemetery of the Holy Sepulchre on the east, has been purchased by the Adas Israel Corporation, A. Iserman, president, which intends to improve the property. Jacob Mayers, president of the Butcher's Advocate of this city, was the seller. Joseph L. Feibelman & Co. represented the seller and Gillen & Co. the purchasers.

To Build House at Mill Neck, L. I.

The contract for constructing a residence for A. V. Davis at Mill Neck, L. I., has been awarded to C. T. Willis, Inc., according to Brown's Letters. The plans were prepared by Guy Lowell, architect. The cost will be about \$100,000.

PERSONAL AND IMPERSONAL.

Title passed last Saturday to the block on Broadway from Eighty-ninth to Ninetieth streets and Broadway to Amsterdam avenue, on which the Astor Court apartment stands. This property, which has been held by the Astor family for more than sixty years, now becomes the property of the Wall and Nassau Street Corporation, Robert E. Dowling, president. The sale was negotiated in the early part of April by Spear & Co. at a price of \$3,000,000.

A mortgage of \$2,500,000 has been taken on the property by the Metropolitan Life Insurance Company for a long term of years.

Peter Seclares is the buyer of 218 East Ninety-seventh street, sold recently.

L. Avenir, Inc., is the real buyer of 311 Lexington avenue, sold recently.

The United Real Estate Owners Association of 280 Broadway has ready for distribution its 1922 Rent Law leases and Advice to Landlords.

Contract has been awarded for alterations to the loft building at 518 West Twenty-sixth street, to cost approximately \$125,000, according to Brown's Letters, Inc., Construction Reports, to Rheinstein & Haas, Inc.

The Herald Square Press Building Corporation obtained from the New York Trust Company a loan of \$215,000 on the property, 100x58.9, at 313 to 321 West Thirty-seventh street.

SCHOOL PLANNED FOR KINGSBRIDGE CORNER

Site Is on Godwin Terrace; Other Bronx Dealings.

Eugene L. Larkin, as broker, sold the plot of eleven lots at the northeast corner of Godwin terrace and Kimberly place in the Kingsbridge section of the Roman Catholic Church of St. John as a site for a new school. The property, which was bought from Elsie Boves, Charles C. Grautlin and John T. Regan, fronts 200 feet on Godwin terrace and extends back 125 feet at one point. It was valued at \$35,000, and was acquired by sellers at the Godwin estate auction sale, held five years ago.

Daniel Houlihan has purchased from M. Wolff three lots on the north side of Moshulu Parkway, 100 feet east of Jerome avenue, 75x100, held at \$12,000. Mr. Houlihan has sold to W. Witthohn a one family dwelling at 310 East 21st street. The Rox Realty Company was the seller. Price also sold to M. Wolff a one family dwelling at 320 East 21st street, Woodlawn Heights, and to Florian Papp a one family house at 31st East 21st street.

Hugo Wabst sold for J. Cimino the dwelling, 50x114, at 764 East 23rd street to a Mr. Saccomano.

TWO AUDUBON AVENUE FLATS IN NEW HANDS

Second Avenue and Harlem Apartments Sold.

The two five story apartment houses, with stores, on plot 190x55, at 265 and 267 Audubon avenue, northeast corner of 178th street, have been sold by the Ardmore Estates, Inc., to the newly formed Transom Realty Company. Harry Lachman, Mollie E. Phillips, Joseph W. Umans and Leonard Mook, directors.

Daniel H. Jackson has sold to a client of Philip Schlichter 20 East Twenty-ninth street, adjoining the corner of Second avenue, a six story apartment house, containing thirty-three apartments and three stores, 40x100, recently acquired by Mr. Jackson, and held at \$60,000.

George W. Brettell and James Henry sold for Mrs. George E. Hewitt and Mrs. A. L. Ripley two four story single flats, 18x100 each, at 246 and 248 East 125th street. The sale is the first of the property in more than thirty years.

AYMAR EMBURY 2D TO BUY 61ST ST. HOUSE

Aymar Embury 2d, who recently leased for a term of years from Ann Phillips the four story and basement building at 150 East Sixty-first street, through Harris, Vought & Co., has obtained a contract of purchase from the owner at \$39,000. He plans to convert the house into small suites.

James D. Livingston sold for James D. Livingston, trustee, a three story dwelling, 21x89x110, at 36 West Eleventh street. The property was held at \$35,000.

George S. Runk has sold to a client of Otterbourg, Steindler & Houston the five story dwelling at 52 East Ninety-first street, 16x100. After alterations Emil Singer, the purchaser, will occupy.

Henry L. Nielsen Offices sold the three story frame dwelling at 40 Irving place for Mrs. A. Lambert.

James H. Cruikshank has resold to Marie Wayne 312 West 127th street, a three story dwelling, 16x100, between Eighth and Edgecombe avenues, through Louis George.

275 YONKERS LOTS SOLD.

The sale of 275 lots with house and garage, as well as twenty-three quarter and half acre plots in the Dunwoodie Heights section of Yonkers, which Bryan Realty and Construction Company, Inc., was conducted by the Jere Schuchman, Inc., sold last Saturday, was well attended, and every lot was sold. The total amount received was \$112,000, with prices ranging from \$150 to \$700.

John Harding bought the house, with four lots and one adjacent, for \$9,950; Mrs. E. McDonald bought the garage. Some of the other purchasers were: Louis Leach, J. Diehl Construction Company, J. Harris, E. C. Ross, R. D. Messager, Francis Scallion, C. Johnson, F. W. Roser, W. Barrett, N. A. Skiff, Lizzie Roemer, Arthur J. Doggett, John Ende and Miss A. B. Stewart.

WAREHOUSE FOR MIDTOWN.

The five buildings, five, six and seven stories high, at 224 to 232 West Thirtieth street, 117x98.9, between Seventh and Eighth avenues, have been sold by the Joseph Ullman, Inc., for importers, for the site of a fireproof for storage warehouse for its own occupancy. The operation will represent more than \$800,000.

Tankos, Smith & Co. have sold the four story store and loft building at 244 East Fifty-ninth street, 20x100.5, on the southeast, adjoining the southwest corner of Second avenue and Fifty-ninth street, which the Schulte Clear Stores Company is to modernize. The property, which is diagonally opposite to the approach to the Queensboro Bridge, was sold at \$45,000 and the purchaser is an investor.

SUBURBAN TRADING.

Hamilton, Iselin & Co. have sold for Lindell T. Bates his country home, Lebanon Lodge, at Mt. Lebanon in the Westchester section, near Pittsfield, Mass., to Mrs. Stafford B. Smith of this city. The property, containing 250 acres, Colonial villa and outbuildings, was held at \$30,000.

C. Mero plot 9, 75x150, on map of Herbert A. Weeks, on Oakland avenue, Cedarhurst, to Sarah Southard—the property will be improved with a modern dwelling, for Stanley E. Keller, 60x100, on the Althouse map as lots 150, 151, 152, on LeRoy avenue, Cedarhurst—the purchaser is Marcus Seliger, for Arthur V. Tuskla to Dr. A. B. Johnson vacant plot, 50x150, on the south side of Summit avenue, Cedarhurst, to be improved with a dwelling; for George W. Harsted to Mrs. C. L. Still vacant property known as lots 12, 14, 19 and 20 in block 9, map of Cedar Bay estates, Cedarhurst.

The same brokers rented the following Cedarhurst cottages: For Bertha Wheelock on Bayview avenue to Jerome Schoenfeld, for Rose Murray on Maple avenue to M. Garson and for John T. Stringer on Washington avenue to L. D. Schwartz.

DEALS ON STATEN ISLAND.

Cornelius G. Kolff sold for the estate of Charles Rosenberg the business property on a fire iron plot, 200x200, on the corner of Target street and Vanderbilt avenue, Stapleton. The purchaser, C. Burmeister, has purchased the interest of the tenant and will continue the gasoline service station and automobile accessories now in operation on the property.

TO START WORK ON HARRISS BUILDING

Structure at B'way and 58th St. to Be Four Stories High; Plans Altered Twice.

Work is soon to be resumed on the store and office building which Police Commissioner Dr. John A. Harriss started to build more than a year ago at Broadway, Eighth avenue, Fifty-seventh and Fifty-eighth streets, on the site of the old Arcade Building. The delay was due to a change of plans, which at first called for a twenty-three story structure, devoted to offices with a theater and stores on the first floor. Later the plans were changed to provide a hotel on the site. Work is now to be undertaken on a four story structure for stores and offices. The building will be known as the Harriss Colonial.

The foundations have already been laid for a twenty-three story structure and later, when conditions are more favorable, Dr. Harriss may increase the height of the building to the original specifications. The cost of the structure up to four stories as at present planned will be about \$2,750,000. The building occupies the block just to the north of the big Park Building, which was completed last year.

ACTIVITY IN LEASING AT OPENING OF WEEK

A twenty-one year lease, containing an option of renewal for two similar periods, has been obtained by Joseph Harris from Mary M. Sherman of the Southview Realty Company, two three story buildings with stores, 52x100.

The four story building, with stores, 24x100, at 558 Seventh avenue, southwest corner of Fortieth street, has been leased by Catherine A. McGarrity from John H. Helmen for twenty-one years at an annual rental of \$15,000.

Leopold Friedman leased the five story building at 208 East Fourteenth street for a term of years to Morton & Walter Gluck.

The Cross & Brown Company leased in 19 East Twenty-fourth street the seventh floor, containing 1,500 square feet, to the Chemical Catalogue Company; also offices in the Park Building, at Fifty-seventh street and Broadway, to Walter S. Morton, representing the P. S. Pearson Engineering Corporation. Ruland & Benjamin, Inc., leased for the estate of Morris Herman, the six story building at 256-257 West street for a long term of years to the J. S. Woodhouse Company, and a store in East Fifty-second street to F. S. Lewis. M. P. Park and Charles L. Leonori, in 65 East Fifty-third street to Charles W. Harford, and in 429 Park avenue to S. L. Cash.

Douglas Gibbons & Co. leased floor in 6 East Forty-fifth street to C. Frederick Moele; three floors in the same building to the Junior League, and a store in 561 Madison avenue to Dorban Alne.

Charles E. Noyes Company has leased for the American Sugar Refining Company the store and basement in 120 Wall street to Frederick Kramer; space in 373 Fifth avenue for Joseph Fahys & Co. to the P. & P. Chemical Company.

160 ELMHURST LOTS

BRING \$81,115 AT SALE

The auction of 160 lots in the Junction and Corona avenue section of Elmhurst, L. I., was conducted by the Jere Schuchman, Inc., last Saturday, which disposed of them for a total of \$81,115, an average of \$507 per lot. Approximately 700 persons were in attendance. Lots on Corona avenue brought from \$1,320 to \$1,720 each, Junction avenue lots went from \$730 to \$940 each. On Fifty-fifth and Ninety-seventh streets, lots sold for \$439 to \$420, and on Ninety-sixth and Ninety-seventh streets from \$255 to \$505. Lots on other streets not yet opened brought \$160 to \$360.

Among the buyers were Mrs. Florence Brennan, Mary E. Tierney, John A. Gray, John M. Michel, Samuel Stulbaum, the James Company, Arthur Heber, W. S. Coughlin, Derby D. Shirley, Peter Klein, John P. Kinsing, George E. Lonz, Theodore Speyer, Patrick B. Flaherty, Stephen Ranyek, Philip H. Mayer, Henry Greig, John J. McCormick, Max Gottschalk, Charles Peschete, Michael Lazar, James Simpson, Joseph Banbaek, J. J. Gilligan, J. Albert Johnson, Daniel Burke and Otto Goehring.

BROOKLYN TRANSACTIONS.

McInerney Klinek Realty Company have sold for Emil Gennrich the four story business and apartment building, 25x110, containing four stores and eight apartments at the southwest corner of Cortelyou road and East Fifteenth street, known as 1420 Cortelyou road.

Frank A. Seaver & Co. sold the detached house on a plot of about nine lots on the southeast corner of C. J. Sawyer and Ovington avenues for C. J. Sawyer.

IN THE AUCTION ROOM.

(BRONX EXCHANGE.) By Joseph F. Day. Webster at 100th St. and Gun Hill road, 2 story dwellings, 23x33.5x55 ft. lot, 120x120. J. W. West, 150 Ave. and Ave. 150, 151, 152, on LeRoy avenue, Cedarhurst—the purchaser is Marcus Seliger, for Arthur V. Tuskla to Dr. A. B. Johnson vacant plot, 50x150, on the south side of Summit avenue, Cedarhurst, to be improved with a dwelling; for George W. Harsted to Mrs. C. L. Still vacant property known as lots 12, 14, 19 and 20 in block 9, map of Cedar Bay estates, Cedarhurst.

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REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

WE REALLY AND HONESTLY ADVISE

the general public, and our friends

to go to the ASTOR SALE to-morrow if they want to take advantage of what we know is an unusual opportunity for investment or to make money

In answer to inquiries, we desire to state as follows:

No. 1. GENERAL INQUIRIES.

We do not know what these ASTOR lots will sell for. They are going to bring whatever you are willing to pay for them. There are 1669 lots. They vary greatly in location and value. We can only state that in the immediately adjoining section to the north and east lots sell from \$1,500, to \$7,500, each, and on the west from \$2,500, to \$10,000, apiece. We anticipate these lots will sell for from one-third to one-half of these values, or from \$500, (or perhaps less in some localities) to \$5,000. You can readily see the chance there is for a profit, particularly as there are 1669 lots; and we can frankly state that judging by the apathy of the public there does not seem to be enough buying power to absorb this large number of lots so that those who do attend the sale will be apt to pick up bargains.

No. 2. SPECIAL INQUIRIES.

Yes! Every one of these ASTOR lots will absolutely be sold whether it brings \$5., \$500., or \$5,000. This is absolute and positive. These are our instructions from The Farmers' Loan and Trust Co.

The ASTORS are selling because the demands of the United States and English Governments for large inheritance taxes must be settled. We expect it will take three or four days to sell these lots. Under these circumstances many bargains should be picked up. The sale will start at 1 o'clock and continue until 6.30 and from 8 until 11 of an evening. This will give an opportunity to those whose work will not allow them to attend in the daytime to attend the evening sessions and purchase.

If you are out of town you can give your orders for lots you desire to buy to any reputable real estate broker who will bid for you.

No. 3. FROM INVESTORS.

The ASTORS have been the most successful investors in New York City property. They chose this property for investment. For reasons above stated they are selling. You are getting the benefit of their judgment and experience for nothing.

It is a well known fact that whoever has dealt with the ASTOR Estate for the past 125 years has had fair treatment and either through luck or good judgment everybody dealing with them has made money. There is no reason to doubt the same result will follow the purchase of lots on this property.

No. 4. HOME BUILDERS.

Several hundred of these ASTOR lots have been restricted to one and two family houses for people who desire to build their own homes in a residential neighborhood.

We think it would make an admirable place to build a home for yourself. Many of the lots are sewered and ready for buildings to-day. There are five subway stations at or near the property.

Children have the great Bronx Park within a few blocks to play in. There is a public school on the property and others within a short distance.

The streets are graded. There may be an assessment for curbing and paving the streets, but this should be very light and can be paid in ten annual installments. Your building will be tax exempt for 9 years. As the property is in the City and the section built up all around you will have no trouble in getting mortgage loans with which to build. In this we will give you every assistance and we will have an office to receive applications at the sale. While using the property for your home you will get the benefit of the rise in value which is almost certain to take place with the building up of the section.

No. 5. SPECULATORS' INQUIRIES.

Yes. For speculative purposes there should be good opportunities in these ASTOR lots. There is little if any risk. The lots will probably sell so much lower than the value of property in the neighborhood there ought to be a good chance for speculation. They are directly along the line of the City's northward growth. 5 subway stations in the neighborhood. The lots should necessarily build up quickly and rise rapidly in value.

The terms are certainly easy enough. 10% and the auctioneer's fees of \$15. per lot on the day of sale; 10% in thirty days and 2% monthly thereafter; or 70% can remain on mortgage for one, two or three years.

Large profits have been made on lots bought at auction sales during the past six or seven years, such as the Hennessy Estate in 1914 and the Claffen Estate in 1919. We have every reason to believe that as quick, if not quicker, profits will be made by purchasers at this ASTOR sale.

No. 6. BUILDERS' INQUIRIES.

Yes! We know that you can build here and make money. We anticipate these ASTOR lots will be sold cheap enough so that you can afford to build apartment houses that will rent from \$9. to \$15. per room. This is the kind of houses that are in immediate demand, with thousands of tenants waiting for them. They will be tax exempt for nine years. You can easily obtain building loans to erect houses of this kind in this location, at or near 5 subway stations, as there is plenty of money for this purpose. This kind of house is now selling quickly. You are almost sure of a profit.

WE EARNESTLY ADVISE YOU TO

Go to the Absolute, Peremptory AUCTION SALE

By Order of THE FARMERS' LOAN & TRUST CO., Trustee under the trust created by